

Site Address: 53 Galaxie Road, Waterlooville, PO8 9AT
 Proposal: Part first floor and part two storey rear extension.
 Application No: APP/19/00439 Expiry Date: 18/06/2019
 Applicant: Mr Lewis
 Agent: Case Officer: Bee Crawford
 Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and integral garage. It has a brown tiled offset pitched roof and elevations of red multibrick and timber cladding. The site is level with vehicular access to the front and open to all boundaries with a tarmac parking area. The rear garden is of a good size with a patio area and a raised lawn and is enclosed to all boundaries with fencing ranging in height from 1.5 metres to 2 metres.
- 1.2 The adjoining two storey property is to the north, a two storey linked detached property is to the south, the side aspect of a two storey property in Galaxie Road is opposite and the rear gardens of properties in Granda Close are to the rear. The area is of medium density with modern two storey detached, link detached, semi-detached and terraced properties of similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a part first floor and part two storey rear extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The application is for a part first floor and part two storey rear extension to increase the size of the kitchen and enlarge the existing bedrooms, and would not be visible from the public realm. It would extend across most of the width of the property and has a depth of 3.1 metres. Whilst it would match the existing eaves and ridge height of the property, it has a pitched and hipped roof which reduces the mass.

7.4 The proposal would result in a reasonable increase to the volume of the property, although it is considered it can be comfortably accommodated within the extent of the site. It is noted the adjoining property at number 55 Galaxie Road benefits from a similar style of extension, albeit slightly deeper than that of the proposal.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is judged the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The extension would encompass the existing single storey rear addition and infill the area between the northern elevation of this addition and the boundary with number 55, although the proposal is set in 0.1 metre from this boundary and 0.25 metres back from the rear elevation of the two storey extension at the neighbouring property.
- 7.7 There are no windows in the side elevation of the proposal and the property to the south is set back from number 55, resulting in a distance of approximately 3.2 metres from the rear elevation of the proposal to the rear elevation of this property. Although the extension is of a generous size, it would fall outside the 45 degree overshadowing zone of the nearest windows of both adjacent properties. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at these properties.
- 7.8 The extension is approximately 1.5 metres from the southern boundary, with the northern elevation of the neighbouring property a further 1metre from this boundary. Whilst there are two first floor windows in the northern elevation of this property, they are high level and of a modest size, serving a bathroom and dressing room. These windows are deemed to be secondary and any impact would not be unacceptable.
- 7.9 The first floor windows in the rear elevation of the extension could be perceived to increase overlooking of the amenity area of the neighbouring properties. However a degree of overlooking already exists from the current first floor windows serving 2 bedrooms and the scheme is to increase the size of these bedrooms. It is therefore considered the first floor rear windows would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.10 It is considered the properties to the rear and opposite the site are a sufficient distance away for any impact to be negligible.
- 7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00439 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 5126/500

Site layout plan

Drg no. 5126/1

Existing ground floor plan

Drg no. 5126/2

Existing first floor plan

Drg no. 5126/3 Rev A Proposed ground floor plan

Drg no. 5126/4 Rev A Proposed first floor plan

Drg no. 5126/5 Rev A Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.